| 016.0 | 0003 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 860,700 / 860,700 |
| | | | | | USE VALUE: | 860,700 / 860,700 |
| | | | | | ASSESSED: | 860,700 / 860,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 95 | | MARY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | NILSSON CARL A |
| Owner 2: | SHUSTERMAN SAMANTHA A |
| Owner 3: | SYKES LEWIS TRUST |
| Street 1: | 95 MARY ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LEWIS DAVID I & CRISTINA S/ TRS - |
| Owner 2: | DAVID INGALLS LEWIS & CRISTINA - |
| Street 1: | 95 MARY ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1799 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5412.000 | 394,800 | | 465,900 | 860,700 |
| Total Card | 0.124 | 394,800 | | 465,900 | 860,700 |
| Total Parcel | 0.124 | 394,800 | | 465,900 | 860,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.43 | /Parcel: 478.43

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 11454 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 03/12/09 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 016.0-0003-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 394,800 | 0 | 5,412. | 465,900 | 860,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 343,600 | 0 | 5,412. | 465,900 | 809,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 343,600 | 0 | 5,412. | 465,900 | 809,500 | 809,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 256,800 | 0 | 5,412. | 495,000 | 751,800 | 751,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 256,800 | 0 | 5,412. | 361,100 | 617,900 | 617,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 256,800 | 0 | 5,412. | 314,500 | 571,300 | 571,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 256,800 | 0 | 5,412. | 267,900 | 524,700 | 524,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 250,600 | 0 | 5,412. | 262,100 | 512,700 | 512,700 | Year End Roll | 12/11/2014 |

!1392!

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 19:56:13 |

## LAST REV

| Date | Time |
|---|---|
| 10/13/21 | 09:04:47 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1392

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LEWIS DAVID I & | 78038-456 | 1 | 6/17/2021 | | 1,190,000 | No | No | | |
| LEWIS DAVID I & | 76321-162 | 1 | 12/2/2020 | Convenience | 1 | No | No | | |
| | 13448-213 | | 5/1/1978 | | 50,500 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 11454 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/4/2007 | 1118 | Addition | 180,000 | | | G9 | GR FY09 | & DECK |
| 9/20/2007 | 831 | Foundati | 20,000 | | | G9 | GR FY09 | foundation for fut |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/12/2009 | Inspected | 163 | PATRIOT |
| 3/5/2009 | Measured | 163 | PATRIOT |
| 9/28/1999 | Mailer Sent | | |
| 9/28/1999 | Measured | 267 | PATRIOT |
| 10/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5412 | | Sq. Ft. | Site | | 0 | 80. | 1.08 | 1 | | | | | | | | | 465,887 | | | | | | 465,900 | |

| Total AC/HA: | 0.12424 | Total SF/SM: | 5412 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 465,887 | Spl Credit | | Total: | 465,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | gray | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1940 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.23365760 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 160.359 |
| Other Features: | 103832 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 442633 |
| Depreciation: | 47804 |
| Depreciated Total: | 394829 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

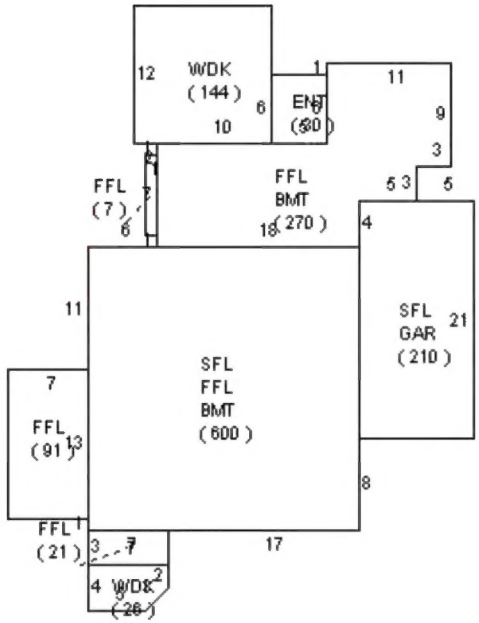
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 160.36 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 128.22 |
| Final Total: | 394800 | Val/Su SzAd | 219.46 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 989 | 160.360 | 158,595 |
| BMT | Basement | 870 | 48.110 | 41,854 |
| SFL | Second Floor | 810 | 160.360 | 129,891 |
| GAR | Garage | 210 | 26.900 | 5,649 |
| WDK | Deck | 170 | 11.880 | 2,020 |
| ENT | ENTRY | 30 | 26.400 | 792 |

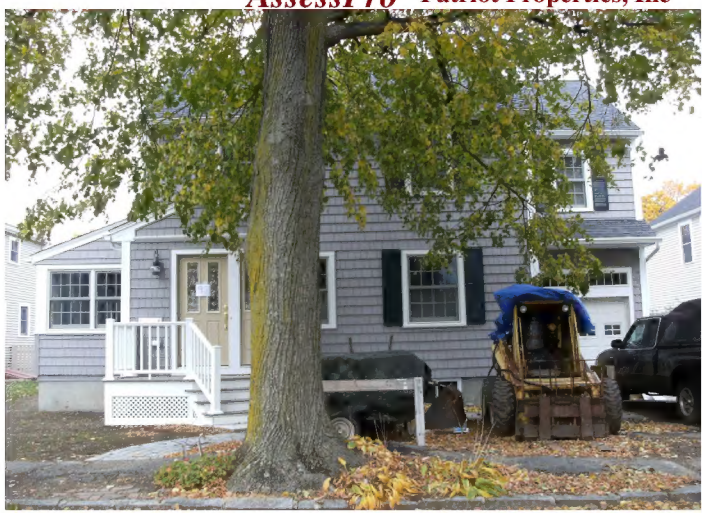
| Net Sketched Area: | 3,079 | Total: | 338,801 |
|---|---|---|---|
| Size Ad | 1799 | Gross Area | 3079 | FinArea | 1799 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

016.0-0003-0002.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|